
1.3 PROJECT SUMMARY

The project includes a mix of single-family residential, senior housing, public facility, and open space uses. The 234.8-acre project site includes 93 single-family detached homes, 93 senior condominium units, and 130.26 acres of parks and undisturbed open space. The project also includes a 2.05-acre site for a new fire station, which is intended to serve the proposed development and surrounding areas.

Two primary entrances to the community are proposed from The Old Road: Street “A” and Street “E”. These streets are approximately 1,100 feet apart. Street “A” is proposed as the community’s main access road, and extends from The Old Road to the southwest portion of the site, where it intersects with Streets “B”, “C”, and “D”. Streets “A”, “B”, “C”, and “D” provide access to the majority of the large lot single-family neighborhood (Lots 1-71). Street “G” also provides access to a small number of homes within this neighborhood. Streets “H” and “I”, proposed along the subject property’s western edge provide connection points to the properties located west of the site.

Street “E” provides secondary access from the Old Road and direct access to lots 72-86. Street “F” provides access to lots 87-93 and intersects with “A” Street. This simple circulation system will provide vehicle access to all proposed residential units consistent with Los Angeles County standards.

Regional access to the project site will be provided via Interstate 5, the Golden State Freeway, which runs generally north-south east of the project site. On and off-ramps in both directions are located at Calgrove Boulevard, near the southeast corner of the project site. Calgrove Boulevard intersects with The Old Road, which parallels Interstate 5 as a frontage road adjacent to the project site. Access to the project site from Interstate 5 is also provided in both directions via the Pico/Lyons Avenue on/off-ramps located north of the site.

The project site will be mass-graded in one phase, with a total grading volume of 3.8 million cubic yards, which will be balanced on-site. Grading of the project site is anticipated to take approximately 24 months to complete.

1.4 SUMMARY OF PROJECT ALTERNATIVES

NO PROJECT/NO DEVELOPMENT ALTERNATIVE

The No Project/No Development Alternative assumes the Lyons Canyon Ranch project would not be implemented and other improvements would not be constructed. The existing project site would remain unaltered and in its current condition. All infrastructure improvements including water, wastewater, drainage and circulation facilities identified in the Lyons Canyon Ranch project would not be constructed.

Lyons Canyon Ranch Draft Environmental Impact Report

NO DENSITY BONUS ALTERNATIVE

The No Density Bonus Alternative would reduce the amount of residential units to 120 consisting of 90 detached single-family residential units and 30 multi-family residential units. Under the No Density Bonus Alternative, the senior housing development area and the fire station lot would be developed with 30 multi-family residential units. This development scenario would include 66 fewer residential units when compared to the proposed project. The backbone infrastructure, including roadways and water/sewer service pipelines, would be similar to the Proposed Project. No fire station site would be constructed under this alternative. Refer to Exhibit 6-1, *No Density Bonus Alternative*.

REDUCED DENSITY ALTERNATIVE

The Reduced Density Alternative would include the development of 73 single-family lots in the southeastern portion of the site and would eliminate the multi-family lot and the fire station lot. The multi-family lot and the fire station lot would be developed with 20 single-family residential units for a total of 93 residential units. In addition, all lots proposed along “E” and “F” Streets would be eliminated. Refer to Exhibit 6-2, *Reduced Density Alternative*.

SEA/OAK TREE AVOIDANCE ALTERNATIVE

The SEA/Oak Tree Avoidance Alternative would include the development of 120 residential units clustered in the northeast portion of the project site. The development in the northeast portion of the site would eliminate encroachment into SEA numbers 63 and 20. This alternative would include 75 multi-family and 45 single-family residences. The fire station lot is eliminated as part of this alternative, due to the smaller development area. Refer to Exhibit 6-3, *County SEA/Oak Tree Avoidance Alternative*.

1.4.1 ALTERNATIVES CONSIDERED BUT REJECTED

ALTERNATE PROJECT SITE

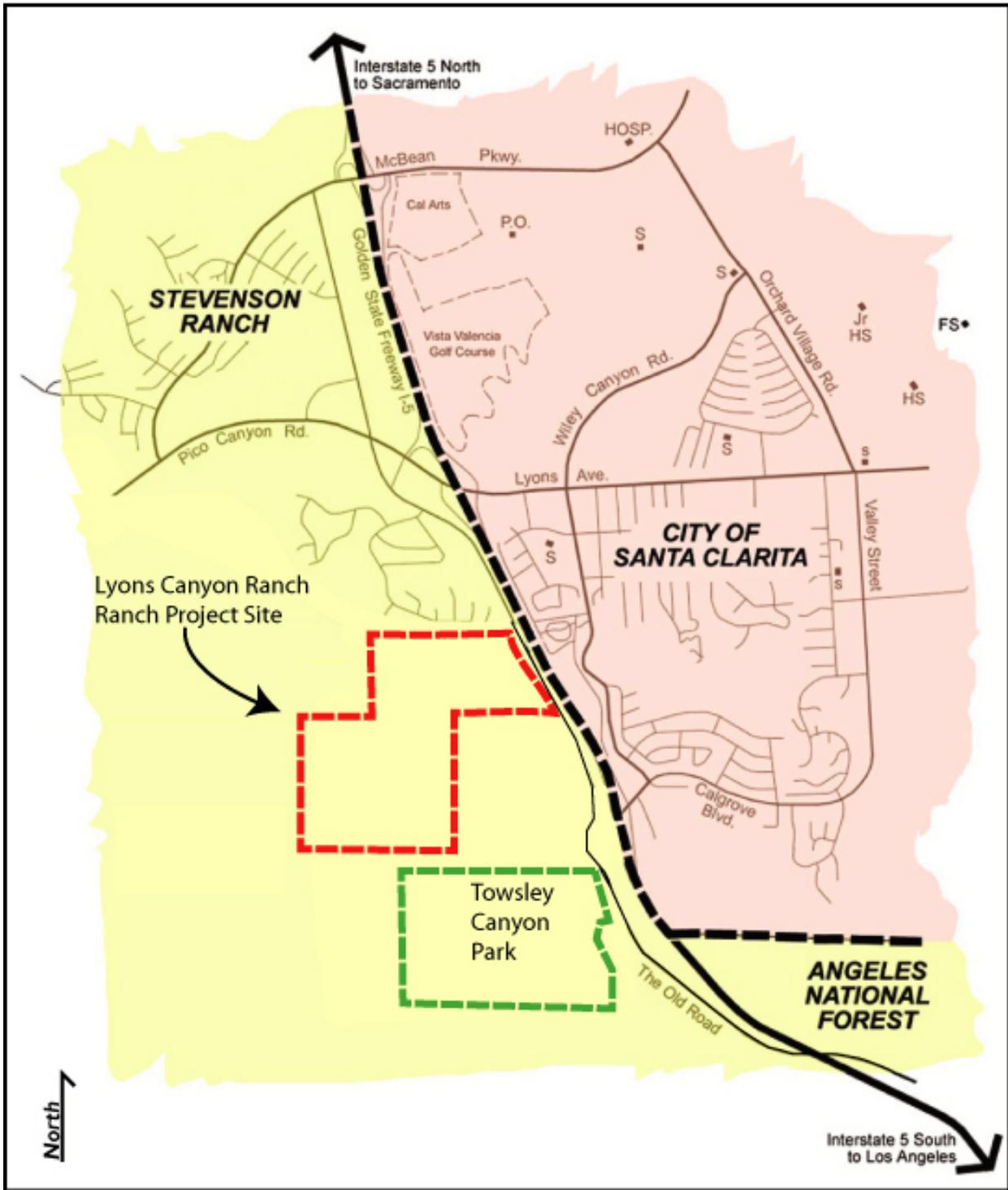
The alternative project site encompasses approximately 115 acres of land directly southeast of the proposed project. The alternative site is directly adjacent to the Old Road and the Calgrove/Old Road intersection, and possesses many on-site constraints (topographic, biological, hydrologic, geologic, etc.). For purposes of this analysis, several vacant properties were considered immediately west, north, south and east of the proposed project site. The development of the alternative site at a similar density and configuration as the proposed project was found to result in environmental impacts similar, or in some areas, greater than the proposed project. Therefore, this project alternative was rejected because it does not comply with CEQA’s stated objective of reducing environmental impacts when considering alternatives.

**Lyons Canyon Ranch
Draft Environmental Impact Report**

**1.5 SUMMARY OF IMPACTS AND RECOMMENDED
MITIGATION MEASURES**

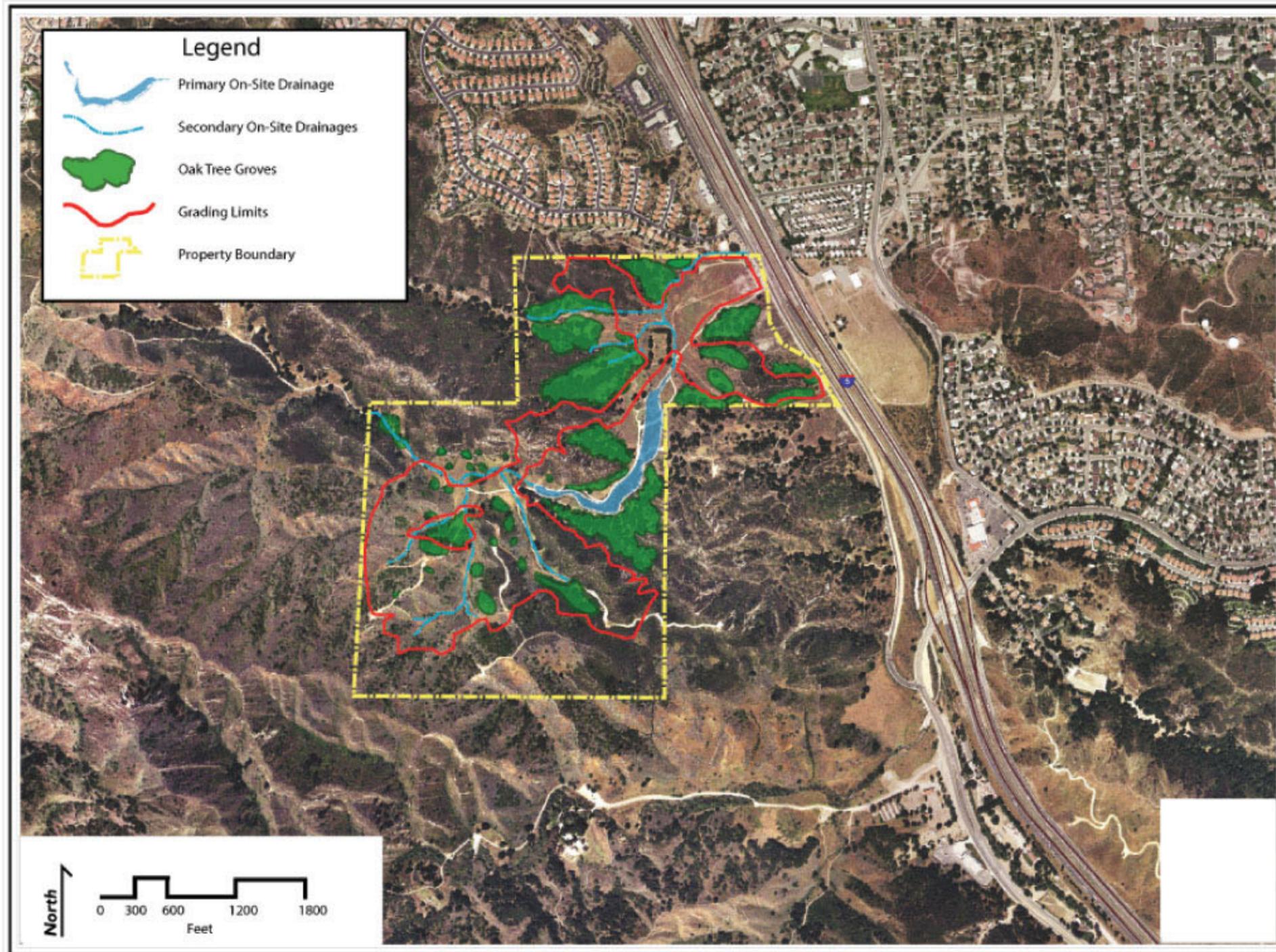
Project environmental impacts, recommended mitigation measures, and residual impacts, if any, are summarized in Table ES-1, Summary of Project Environmental Impacts, Mitigation Measures, and Residual Impacts. Table ES-1 is organized by environmental issue area as discussed in Chapter 5.0 of this EIR.

Lyons Canyon Ranch
Draft Environmental Impact Report



Local Vicinity Map

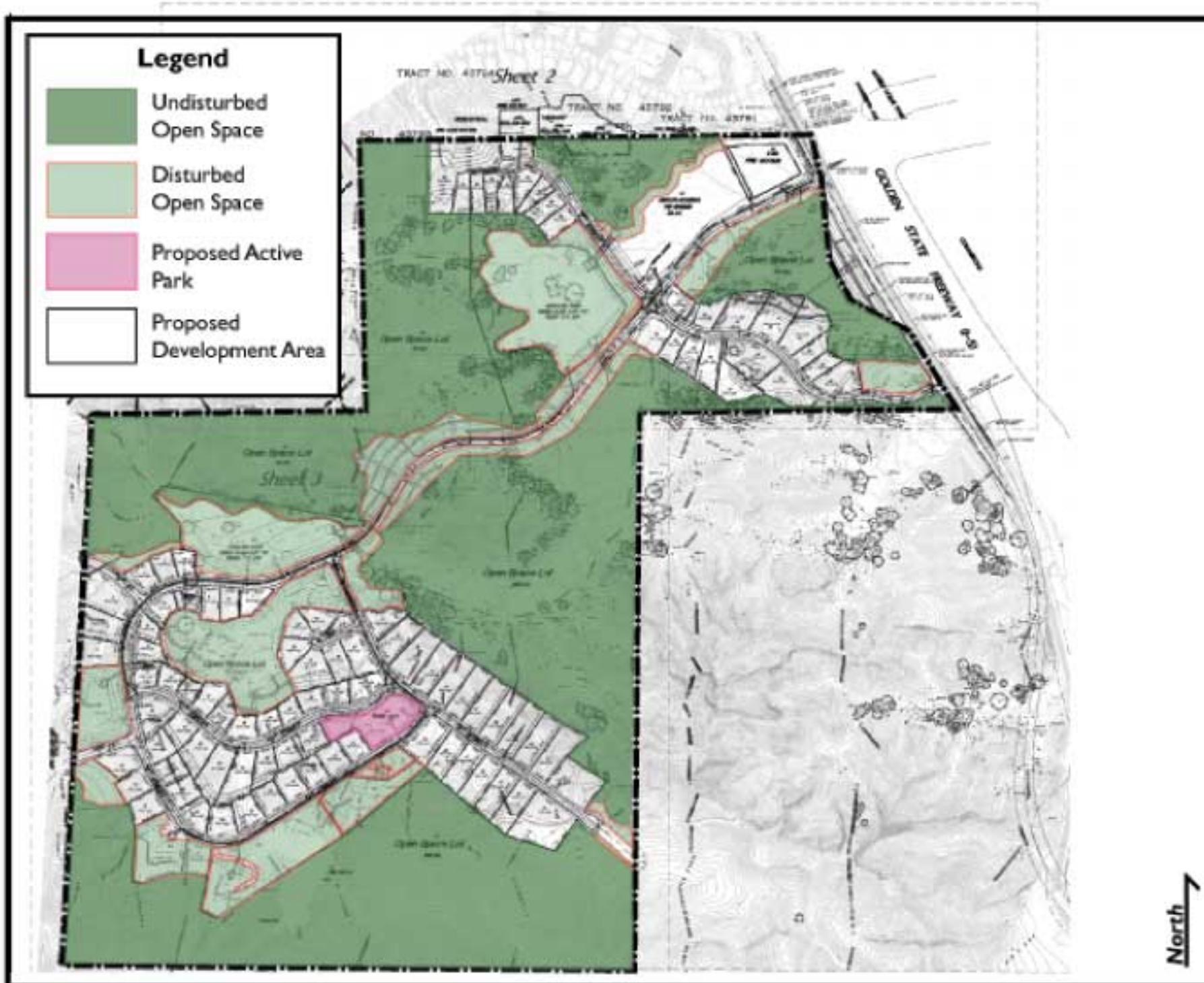
Exhibit 3-2



Design Influences Map

Exhibit 3-5

Lyons Canyon Ranch
Draft Environmental Impact Report



Open Space Map

Exhibit 3-8